



Bush Farm, Kilgetty – SA68 0SE
Offers in Region of **£550,000**

Contact Narberth Office



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Bush Farm

Kilgetty

A charming 4 bedroom detached house with approximately 4.5 acres, situated just outside the village of Kilgetty, along the A477. This well presented home offers accommodation that is of a good size, boasting 2 en-suites and a family bathroom, plus lovely features such as exposed beams, fireplace with woodburning stove, stone walls etc. There is ample off road parking and a sizeable rear garden. To one side there is a separate plot with static caravan which enjoys its own roadside access and could possibly make a building plot, subject to planning. The remaining land is generally level and also well maintained, being currently used as a camping site with electric hook-ups, but could easily be utilised for keeping animals if preferred. Please note, this property sale is for a residential dwelling with land only and does not include any business.



Situation

The property is situated along the A477 road just outside the village of Kilgetty and is roughly 3 miles from Saundersfoot and the south coast, with many popular beaches and seaside locations near by, which is much loved by locals and tourists alike for the family friendly beaches and natural scenery.

Accommodation

Front door opens into:

Entrance

Stairs rise to first floor, wooden flooring, open plan with lounge, door to bedroom 4.

Lounge

Feature stone fireplace housing a wood burning stove, continuation of wooden floor, understairs storage cupboard, double glazed window to front, radiator. Door opens to:

Kitchen / Diner

Fitted with a range of wall and base storage units and worktops, tiled splash backs, tiled flooring, part exposed feature stone walls, exposed beams, double glazed windows to front and rear, external double glazed door to rear, fire recess providing space for cooker/range/oven, plumbing for washing machine and dish washer, one and a half bowl single drainer sink, wall mounted boiler serving the domestic hot water and central heating, radiator.

Bedroom 4

Double glazed window to front, radiator, door to:

En-Suite

Comprising a shower cubical, W.C, pedestal wash hand basin, radiator, part tiled walls.

First Floor Landing

Wooden flooring, semi-vaulted ceiling with exposed beams, spindle balustrades, radiator, doors to:

Bedroom 3

Twin double glazed windows to front with countryside views, wooden flooring, vaulted ceiling with exposed beams, radiator, door to:

En-Suite

Comprising a shower cubical, W.C, pedestal wash hand basin, radiator, semi-vaulted ceiling with Velux roof window, part tiled walls.

Bedroom 2

Double glazed window to front with countryside views, semi-vaulted ceiling with exposed beams, radiator.

Bedroom 1

Double glazed window to front with countryside views, exposed beams, built in storage cupboard, access to loft, radiator.

Bathroom

Comprising a bath with shower over and screen, W.C, wash hand basin, vaulted ceiling with Velux roof window, tiled floor, radiator.

Externally

To the front of the house there is a traditional pillared stone wall with entrance gate, small front lawn and paving. To the left side there is an in & out double gated driveway providing ample hardstanding off road parking space for several cars and where access leads on to the land/camping area. Adjoining the house to the side is an outside toilet and store shed, adjoining to the rear is a further stone built storage shed. To the rear is a detached workshop/garage and good size garden laid mainly to lawn, being private and bordered by mature hedgerows and trees. A gateway continues to the far side plot which enjoys its own separate gated driveway from the road and where there is a well kept static caravan. This has been used for holiday letting, but the plot has great potential as possibly a building plot, subject to planning permission. Around the property are open fields and rolling countryside, with no immediate neighbours, plus lovely far reaching rural views are enjoyed.

Land

Gated access from the in & out driveway opens onto a hardstanding road which leads up to 5 x electric motorhome/caravan pitches and a further static caravan as the campsite shower and toilet. To the side of here are large parkland style open areas of well kept grassland, used for pitching tents, plus there is a fenced paddock currently used as a dog exercise area. The grounds could also be easily be used for keeping a small number of animals, ponies etc or for growing produce, poly tunnels etc. Please note, we recommend checking if any planning might be required for your intended purpose. The campsite is licensed under the Camping & Caravanning Club for 5 caravans/motorhomes and 10 tents which makes a total of 15 pitches and a total of 10 hookups.

Campsite

The campsite is a small lifestyle business run by the current owner. It does not form part of this sale. The business accounts will not be released and it would be up to the next owner to decide if they wish to continue a camping business at the property. No planning is currently required for a camping business due to an exemption and is certificated by the Camping & Caravanning club, issued under section 269(6) of the 1936 Act.

Directions

From Narberth, travel south along the A478 to the roundabouts at Kilgetty, taking the right hand turning signposted for Pembroke Dock on the 2nd roundabout, and travel a short way along the A477, until you see the property on the left hand side, identified by our JJ Morris for sale sign. What3words Location: ///lousy.sketching.punters

Services

Heating Source: LPG gas

Electric: Mains

Water: Mains

Drainage: Modern Private Sewage Treatment Plant Installed in 2022.

Local Authority: Pembrokeshire County Council

Council Tax Band: F

EPC: D

Tenure: Freehold and available with vacant possession upon completion.

Broadband Coverage

According to the Ofcom website, this property has standard broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data – 76%

Three Voice & Data – 75%

O2 Voice & Data – 61%

Vodafone Voice & Data – 73%

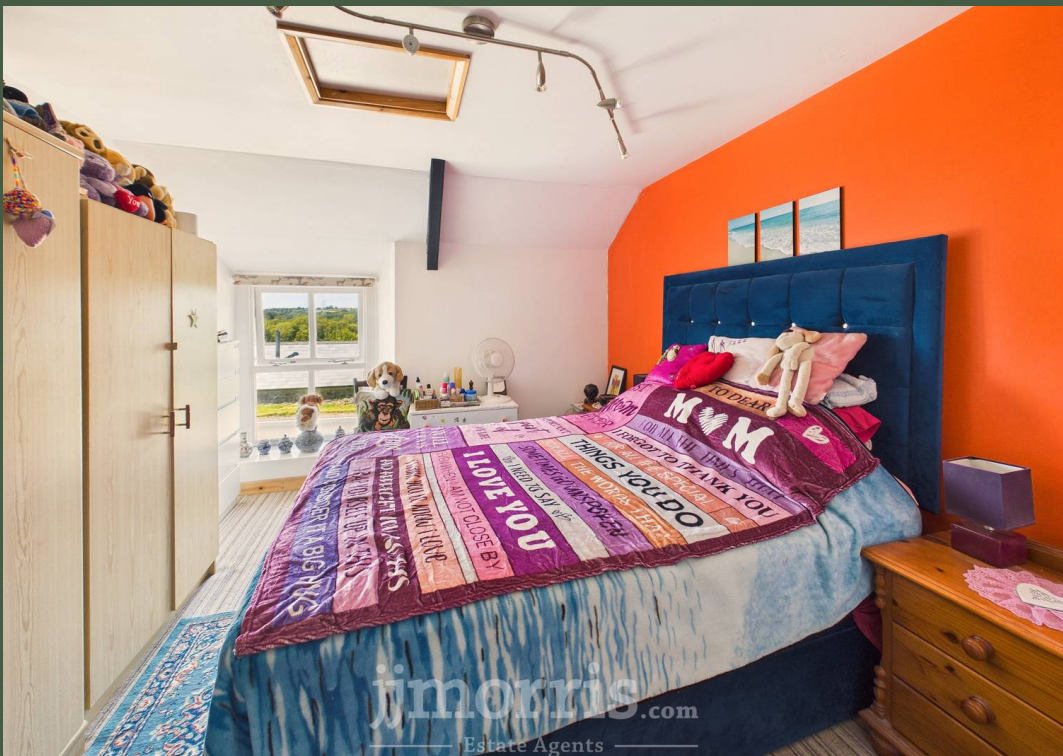
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti Money Laundering

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.









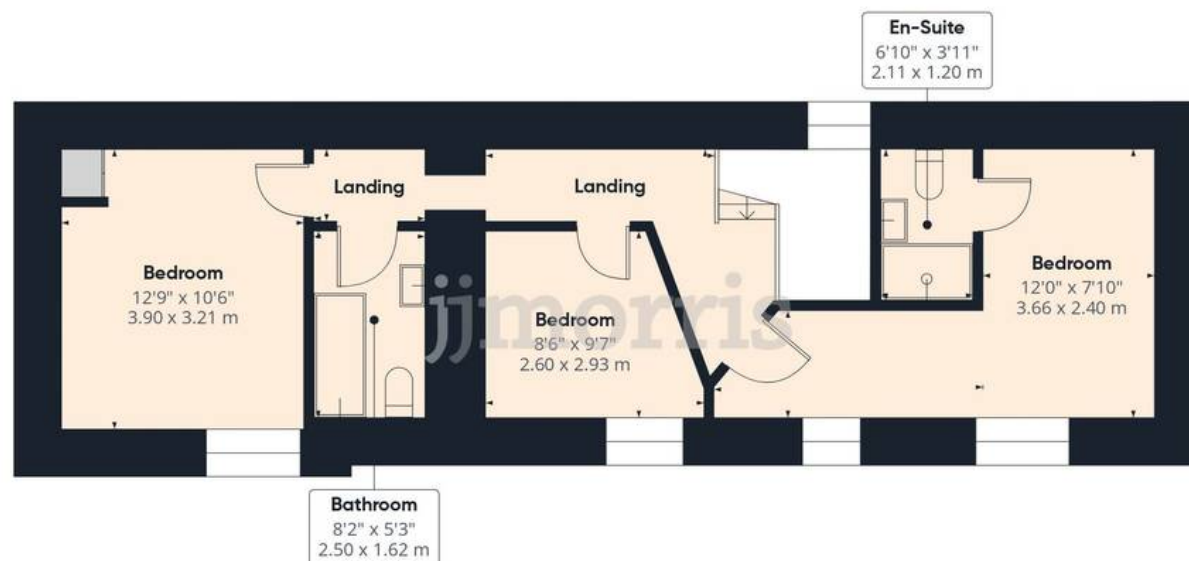








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



JJ Morris Narberth

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